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NAVAL FACILITIES ENGINEERING COMMAND

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FROM : Chris McAlee Code 09TC2/CM

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TO: Greg Abraham

GROUP: NASENV

FAX NO: 207 921-2763

Total Pages (Including cover)

3

Date 3/2/99

SUBJECT:

Greg,

Here is the FOST for
Topshan Excess. Please pass
on to A.I.

Thanks,

Chris



DEPARTMENT OF THE NAVY

NORTHERN DIVISION

NAVAL FACILITIES ENGINEERING COMMAND

10 INDUSTRIAL HIGHWAY

MAIL STOP, #82

LESTER, PA 10113-2000

Code 1812/MAH

MEMORANDUM FOR THE RECORD

Subj: FINDING OF SUITABILITY TO TRANSFER TOPSHAM ANNEX (PARCELS 1, 2, 3, AND 4) AT NAVAL AIR STATION BRUNSWICK, MAINE (NON-BRAC TRANSFER OF PROPERTY)

Ref: (a) Environmental Baseline Survey for Transfer for Topsham Annex, Naval Air Station Brunswick, Brunswick, Maine dated 14 November 1996
(b) Environmental Baseline Survey Addendum for Transfer for Topsham Annex (Parcels 1, 2, 3, and 4) at Naval Air Station Brunswick, Brunswick, Maine dated 24 February 1999

1. I have reviewed the Environmental Baseline Survey (EBS) for Topsham Annex, Naval Air Station Brunswick dated 14 November 1996 and the EBS Addendum Report for Topsham Annex - Parcels 1, 2, 3, and 4 dated 24 February 1999, references (a) and (b), respectively. Parcels 1, 2, 3, and 4 are proposed to be transferred to the Maine School Administrative District No. 75 (MSAD). MSAD has received a copy of the EBS for their information. The Maine Department of Environmental Protection has also received a copy of the EBS report for their information and have been advised that the parcel will be transferred to the Maine School Administrative District on or about 1 March 1999.

2. Based upon our findings documented in the EBS, no areas require remedial action or studies prior to transfer to the Maine School Administrative District.

3. There have been no known releases or disposals of hazardous substances on the parcels. Although there has been storage of hazardous substances, after completion of detailed search of Federal Government records pertaining to this property, no evidence exists to suggest that quantities of hazardous substances present at Topsham Annex were sufficient to warrant CERCLA notice. Hazardous substances stored and quantities on hand at the time of review are provided in Attachment 7 of the EBS report.

4. It is noted that there are several aspects of the property which need to be managed in order to maintain environmental and

safety standards for future use. The buildings contain lead-based paint, some of which is severely deteriorated. Asbestos containing materials are also present in pipe insulation, floor tiles, ceiling tiles etc. throughout the buildings. Building 369 was demolished in 1984. It was the location of a former steam power plant. The area was covered with 12 inches of gravel and 4 inches of loam. The area is now an open field currently used as a practice soccer field. An underground storage tank and associated contaminated soil located in the vicinity of Building 377 were removed in 1989. Residual petroleum contamination soil remains around existing utilities and under portions of Building 377. It is recommended that any future soil excavation within the former location of the steam power plant (Building 369) and Building 377 be sampled and appropriately managed according to Federal, State, and local regulations. All available information concerning these conditions is disclosed in the EBS report. The transfer agreement between MSAD and the Navy will state that MSAD accepts responsibility for all these materials and conditions upon transfer of the property from the Navy.

5. It is concluded that Parcels 1, 2, 3, and 4 at Topsham Annex, Brunswick, Maine are environmentally suitable for transfer in accordance with CERCLA 120(h). The conditions of the property do not currently pose a threat to health or the environment based on available information. The known existing conditions are fully disclosed within the EBS report and MSAD will be responsible for managing conditions to maintain safety compliance for future use of the property. This document shall be attached and made a part of any transfer agreement between the recipient and the United States of America.

2 March 1999
Date

W. P. Fogarty
W. P. FOGARTY
Captain, CEC, U. S. Navy
Commanding Officer
Northern Division, Naval Facilities
Engineering Command